

**Sheffield Planning Board
Meeting January 3, 2006**

Meeting called to order at 7:30 PM

Attending: Rene Wood, Fred Gordon, Dan Moulton, Bart Elsbach and Francis Nourse

Sign in sheet attached

Minutes of the December 19, 2005 Public Hearing for Sub-division fees were reviewed and accepted as corrected.

Minutes of the December 19, 2005 public hearing were read and approved as presented.

Susan and Robert Butler presented a preliminary application for an extension of the Alternative Lot Dimension (ALD) special permit they were granted in June of 2004.

R. Wood reviewed the process that was done to achieve the approval of the ALD and that when it was granted in 2004 there was no guarantee an extension would be granted if it were requested and questioned what has been done since the special permit was granted.

Susan Butler stated the following:

- **Signed with a realtor and have had it listed since 2004**
- **Switched from one realtor to another and then back to the original realtor**
- **Some clearing of the land has taken place**
- **Contractors hired to put a roadway into the property. Gravel to be brought in after winter for 1200 foot in additional driveway**
- **Engineer secured to perform perc test**

R. Wood advised S. Butler they would have to go through the application process like before. A new application should be filed with a copy of the approved application too. Five (5) copies would be appreciated so all board members would have a copy.

Further discussion revealed that S. Butler never filed the approved Form 'A' that resulted from the special permit with the Registry of Deeds. This raised the question of whether an extension could be applied for and approved on a parcel that does not exist in the Registry of Deeds.

F. Gordon will check if the board can proceed even though it has not been filed.

R. Wood explained how the application should be filled out and an updated abutters list should be provided too. S. Butler said she has been waiting for it to come from the Assessors Office and would present it as soon as received.

R wood asked that S. Butler come to the next meeting, bring the paperwork and the board should have answers to questions regarding the Registry of Deeds.

Janet Stanton was present and updated the board on the City Moves application for the business park.

The Selectman, representatives from the Business Park Committee and principles of City Moves to meet the week of January 9th. The purpose of the meeting is to review the purpose, covenants and what is being presented. If not a fit for the business park the contract could be broken.

The Planning Board would need to know by the 16th of January so that the public hearing could be advertised and abutters notified.

R. Wood stated she had another person in mind for taking minutes at the Planning Board meetings.

F. Nourse stated he would be the Associate Member to the board after the elections in May.

F. Gordon and B. Elsbach will not be present at the February 21st meeting.

No extension was received from City Moves. The board agreed that it must proceed with the advertising to meet all the dates outlined by Massachusetts General Law.

Commonwealth Application:

According to correspondence between R. Wood and Tom Matuszko, the board can modify sub-division regulations after a published public hearing. F. Gordon to consult town counsel and verify if a vote at a town meeting is required.

Master Plan Summary review:

D. Moulton submitted summary with notations of modifications.

R. Wood asked the board to please review for the next meeting.

Budget:

Planning Board coming year budget must be filed by January 20th. Board discussed and felt a budget of \$3550.00 would meet the coming year's expenses. The existing year was budgeted \$3350.00, with \$2947.00 being used so far.

James Lamme:

F. Gordon emailed J. Lamme regarding frontage and access to property from the previous meeting. No email was returned to F. Gordon. F. Gordon spoke to a lawyer in land use, but didn't get a firm response because of schedule conflicts, but the feeling is the frontage is illusionary. T. Matuszko felt this was illusionary frontage too and felt the board should consult with town counsel on the matter. The board felt the Appalachian Trail should be involved. F. Gordon to send town counsel a copy of the Lamme email again.

Correspondence:

Pictures of Berkshire Fence were left in the Planning Board mail box, but no other information about them.

Meeting was suspended at 9:06 PM for the continuation of the Public Hearing regarding sub-division fees.

Meeting resumed at 9:19 PM.

Meeting was adjourned at 9:20 PM

Respectfully submitted,

Daniel N. Moulton